

OAKLANDON RIVERFRONT DEVELOPMENT DISTRICT LOCAL GUIDELINES

RIVERFRONT ALCOHOL BEVERAGE LICENSE

Objectives and Criteria for License Allocation

Indiana Code § 7.1-3-20-16(d) (“Indiana Code”) allows for and authorizes the issuance of specified, non-transferable permits to sell alcoholic beverages for on-premises consumption (“Riverfront Licenses”) in a establishment on land or in a historic river vessel within a municipal riverfront development project funded in part with state and city money.

The City of Lawrence Redevelopment Commission (“LRDC”) will serve as the conduit for any and all requests for a Riverfront License within the Oaklandon Riverfront Development District (“District”) as designated by the Common Council of the City of Lawrence (the “District”). The LRDC will recommend to the President of the Common Council of the City of Lawrence (“Common Council President”) applications for liquor licenses the LRDC believes will strengthen the economic vitality of the District.

Background

The LRDC has determined that the creation of the District, under I.C. 36-7-14-41 will help further the aims of the LRDC by providing an environment for targeted business and industry retention, growth, expansion, and attraction; increasing the City’s tax base through increased property values, increased population, and increased employment within the District; increasing the residential housing available in the City of Lawrence; and assisting with in-fill redevelopment or rehabilitation of dilapidated structures.

I.C. 7.1-3-20-16(d) (the “Act”) permits the Indiana Alcohol and Tobacco Commission (the “IATC”) to issue liquor licenses (one, two, and three-way) within the District, above the normal number already granted to the City of Lawrence. The LRDC believes that granting additional three-way liquor licenses within the District will enable the creation of new food and beverage businesses within the District. The lack of availability of such licenses is considered to be a barrier to development within the District that cannot be otherwise overcome. The LRDC believes that granting of these additional licenses will not be harmful to existing license holders because of the non-transferability of the Riverfront Licenses and the limited geographic scope within which the Riverfront Licenses can be deployed.

The Act allows the IATC to grant an unlimited number of licenses within the district, subject to limitations set by the locality. The LRDC shall limit the licenses requested to ten (10) licenses, per Resolution 3-2026 passed by the LRDC on July 16, 2026 and Resolution 5-2026 as passed on August 19, 2026, by the Common Council. Additionally, the Act proscribes that no local fees or assessments may be added to those set by the IATC. The Common Council shall recommend to the IATC sites that are eligible to be permit premises. The IATC shall consider, but is not required

to follow, the Common Council's recommendation in issuing a permit under this subsection. This document contains the framework that the LRDC shall utilize for making a recommendation to the Common Council of the City of Lawrence for any application.

Purposes and Goals

The Town, through implementation of the Act, these Guidelines, and of the District, seeks to achieve the following:

1. Enhance the City of Lawrence's **regional appeal** by encouraging the location and operation of a diverse mix of restaurants, entertainment venues, and other food and beverage establishments in the riverfront district. The LRDC acknowledges that the lack of dining options can be a detriment to visitors remaining within the community for an extended period of time during visits.
2. Remove a **significant barrier** to development by those located outside of the community whose business model requires (or would be markedly enhanced by) the utilization of a three-way license which is not readily available on the open market.
3. Provide **expanded opportunities** for an experience that encourages repeat visits by residents and visitors.
4. Provide opportunity for economic development, increase the tax base, and create jobs with limited public investment required.
5. Put the City of Lawrence on equal footing with other similarly sized and situated communities in Indiana who have utilized Indiana Code to establish similar districts in their own communities.

District Requirements

1. The District will be geographically defined to conform to the requirements of the Act by Exhibit A attached to the resolution of the Common Council.
2. The District shall allow for the granting of not more than ten (10) three-way Riverfront Development District licenses. The Common Council of the City of Lawrence will have the authority to allow additional licenses within the District by Resolution.
3. **Permits are not transferable, not portable within or without the district, and any renewal is subject to compliance with the terms of these local rules and**

any agreement negotiated with the LRDC. The permits shall not be pledged as collateral or subject to any lien, judgment, property, settlement agreement, or third party claim.

4. Applicants shall enter into a formal written commitment in the form and under the terms as set forth by the LRDC.
5. The applicant will comply with local application procedures as well as those required by the State of Indiana and the IATC.

Criteria and Factors

The recommendation of the LRDC will be based on the following general criteria:

1. Granting of the license will benefit the purposes of the District.
2. Granting of the license and the business activity will not be detrimental to the property values and business interest of others in the district.

Additionally, the LRDC will consider several other factors including but not limited to the following in making a recommendation:

The LRDC will consider:

1. the applicant's plans to improve the facility in which they will operate;
2. the proposed location's ability to draw people to the City of Lawrence and, specifically the District, through offering an experience which may not otherwise be readily available within the City of Lawrence or nearby communities;
3. the number and nature of the jobs added to or retained in the City of Lawrence's employment base;
4. the LRDC's preference for an establishment to provide both a dining and entertainment experience rather than only on an alcohol consumption experience, but such preference shall not exclude businesses which offer on-site preparation of alcohol or tasting of craft alcohol;
5. financial and ownership strength, which may best be demonstrated by a business plan;
6. history of operation (if any);

7. reputation in the City of Lawrence communities and, if from other than the City of Lawrence, the applicant's reputation in other communities;
8. the control and participation of the owners of the applicant in the day-to-day operation of the business;
9. the location of the proposed establishment (including compliance with the Indianapolis/Marion County Zoning Ordinance and applicable IATC regulations regarding physical separation for establishments with a three-way license);
10. the size, floor plan, and layout of the proposed establishment, and exterior dining areas, if any (including plans for required separation as may be required by IATC);
11. any planned physical improvements to the proposed establishment;
12. the expected timetable for work and business commencement; and
13. the amount of any public investment necessary in the proposed development (if any).

Application procedure

The application process is as follows:

1. Applicant will complete a Riverfront License application and submit it to the LRDC care of the Lawrence Mayor's Office.
2. The applicant shall be invited to the next public meeting of the LRDC, where the LRDC will consider the proposed application and propose a formal written commitment.
3. The LRDC will make a recommendation for either approval or rejection of the license application to the Common Council President.
4. The Common Council President will review the LRDC recommendation and, in consultation with all Members of the Common Council and following a vote of the Common Council, shall make a recommendation of approval or rejection in line with Common Council's vote to be forwarded to the IATC. This recommendation is a required part of the applicant's application to the IATC.

It is understood that the IATC will not take action on a three-way Riverfront District License without this letter of recommendation from the Common Council